



Community: The Grove

Model: 18137 Autumn Grove Drive, Edmond,

OK 73012



18117 Austin Court Edmond, OK 73012

HOME PRICED AT

\$318,900

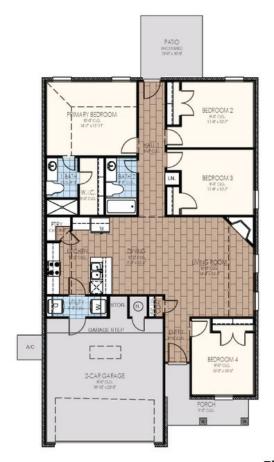
Price and availability are subject to change without prior notice. Accurate as of Mar 31, 2025.

From the Wellington - Devon Collection

Floor Plan: Devon

Square Feet: 1,520 (m.o.l.)

Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car



Elevation B





Included Features

Address: 18117 Austin Court Price: \$318,900

Collection: The Wellington - Devon Collection **Floor Plan:** Devon

Square Feet: 1,520 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring

6 mil poly moisture barrier under slab Electric dryer connection in utility room Heat-taped condensation lines (attic only)

Exterior 2 x 4 stud-grade lumber walls (16" on center)

*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with

lifetime limited warranty

Sheetrock screwed to studs/walls
*Uponor AquaPEX tubing for water lines
Enhanced modified slab on grade foundation

15.2 SEER electrical central air conditioning
*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring)

(Homes permitted after November 1, 2024)

Bathroom

Undermount sink Framed mirrors in all baths Light over primary bath shower

One piece tub/shower enclosure in secondary bathroom 2 cm granite or quartz countertops with 4" backsplash

Ceramic tile floor

Price Pfister® bathroom faucet
Tiled shower wall in primary bathroom

*Schluter-KERDI Shower System behind all shower walls

Interior Finishes

Square corners

Ventless gas log fireplace Ceramic tile floor in baths and utility

Wall-to-wall plush cut berber carpet with 1/2" 6lb pad

Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans

in all other bedrooms)

Hand textured walls

3" paint grade baseboard and casing

Insulated entry door (panel style may vary)
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze

Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single

story plans)

Enhanced light package including chandelier, island pendants, coach lights and vanity

lights (varies per plan)

Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Energy-efficiency

LED lights throughout

Continuous eave roof ventilation R-8 Perimeter foam insulation at slab Up to 96% efficient tankless water heater

R-15 blown-in insulation in external walls. Excludes garage

Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss

HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector

(every home is tested; score varies per plan & home permit date)

Radiant barrier roof decking R-44 blown-in insulation in attic

R-8 Insulated and mastic sealed A/C ducts

Gas heating 96% high efficiency furnace & duct work

Polycel caulking around windows, doors and joints (energy efficient caulking package) Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC

Coefficient with argon gas of .26 or less)

Garage

Pull-down attic access in garage (per plan)

Finished 2-car garage with wall texture, trim and paint

Safety

Carbon Monoxide detectors

Oriented Strand Board (OSB) exterior walls

Tornado Straps that secure perimeter walls to rafters/roof

Installed smoke detectors

Anchor bolts that secure perimeter walls to foundation

Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode Kwikset door hardware, including Smartkey functionality at all exterior doors

2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)

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Exterior Finishes

Full sod

2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets Wellington landscape package

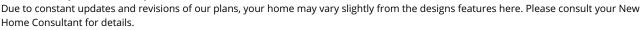
Guttering over entry and AC pad (vary per plan)
Brick exterior with partial siding (varies per plan)

Warranties

Termite company's 5-year warranty RWC New Home limited 10-year warranty Manufacturer's lifetime limited shingle warranty Builder's limited one-year warranty Manufacturer's limited appliance warranty

Manufacturer's limited heating & cooling units warranty

^{*} Features subject to availability.







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Kitchen

Pendant lights over bar Water line for refrigerator icemaker Tiled backsplash up to the bottom of cabinets 1/3 horsepower sink garbage disposal w/ air switch 30" soft-close upper kitchen wood cabinets (painted/stained)

*Price Pfister® kitchen faucet
3cm granite or quartz kitchen countertops
1/3 horsepower sink garbage disposal w/air switch
Undermount single basin kitchen sink (stainless steel)

